

HUNTERS[®]

HERE TO GET *you* THERE



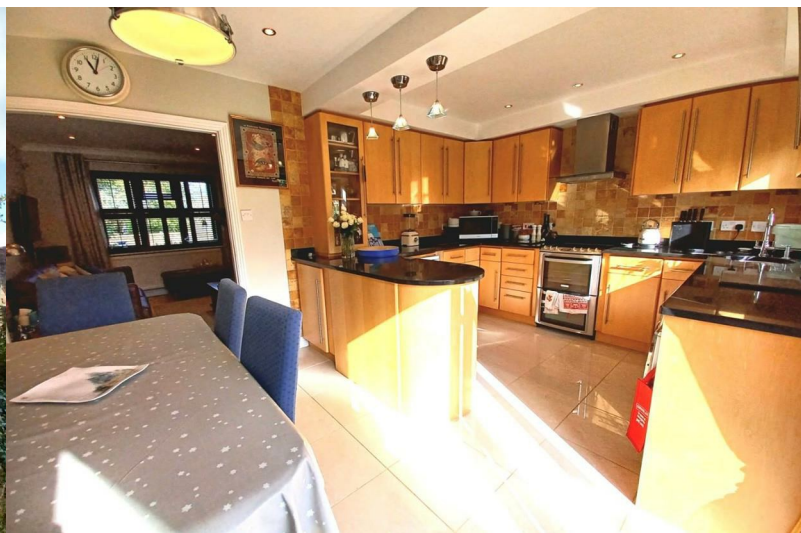
6 St Giles Barton

Hillesley, GL12 8RG

Asking Price £320,000



Council Tax: D



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This attractive mid terraced property is situated in the sought after, rural, village of Hillesley. On entering the property you will find; entrance porch giving access to the living room with staircase leading to the first floor landing and kitchen/dining room with patio doors to rear garden. On the first floor there are two double bedrooms and family bathroom. Outside to the rear there are well established low maintenance gardens with rear access gate leading to the garage.

Located in the Cotswolds this charming and sought after village lies between the rural market towns of Wotton under Edge, Chipping Sodbury and Tetbury. Being in an area of Outstanding Natural Beauty it has lovely countryside surrounds yet still offers easy access to Bristol, Bath, M5 and the M4. An ideal location for families, commuters and outdoor enthusiasts. There is a Primary School, Church, Public House plus the very popular Katharine Lady Berkeley's Secondary School (which is approximately 2.5 miles away).

- **Attractive Terraced Property**
- **Lounge and Kitchen/Breakfast Room**
- **Further Double Bedroom**
- **Established Front and Rear Gardens**
- **Sought After Village Location**

- **Entrance Porch and Hallway**
- **Generous Main Bedroom (previously believed to be two bedrooms)**
- **Family Bathroom**
- **Garage**

Entrance Hall

Glazed front door, window to side aspect, tiled flooring, oak door leading to the lounge.

Living Room

12'9" x 16'2" (3.91m x 4.95m)

Window to front aspect with fitted shutters, wood effect flooring, radiator, ceiling spotlights and stairs leading to the first floor landing with under stairs storage cupboard housing electric heating system, opening to:

Kitchen/Breakfast Room

11'8" x 16'2" (3.58m x 4.95m)

With French doors leading to the garden, window to rear aspect, tiled flooring, range of wall and base

units with granite worktops, oven, extractor hood, space for dishwasher, washing machine, tiled splash back, spotlights, downlights, granite upstands and inset double stainless steel sink unit with mixer tap.

First Floor Landing

Access to fully boarded loft space with ladder and power, airing cupboard with tank.

Bedroom One

11'1" x 16'2" max (3.40m x 4.95m max)

Two windows to rear aspect, two radiators, fitted wardrobes with oak double doors. (Believed to be two bedrooms previously and easily converted back.)

Bedroom Two

10'9" x 9'6" (3.30m x 2.90m)

Window to front aspect with fitted shutters, radiator and mirror fronted wardrobes.

Bathroom

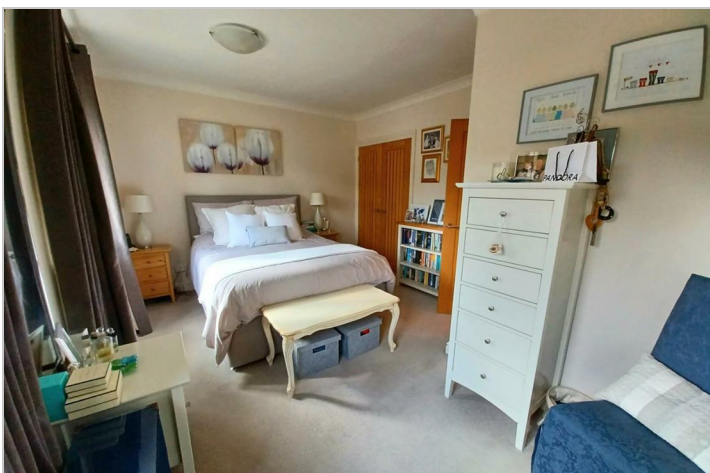
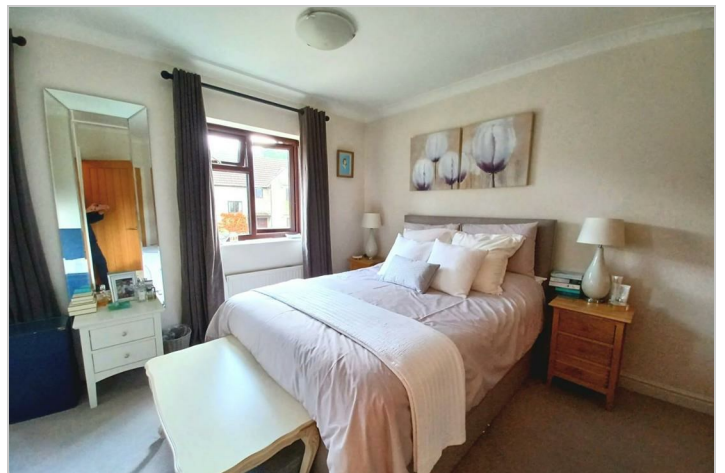
Window to front aspect, suite comprising wc, wash hand basin set in unit and bath with mains power shower over, part tiled walls, chrome heated towel rail and ceiling spotlights.

Outside

The property has well established and low maintenance garden to the rear with flagstone pathway, circular patio and further patio area. There is an abundance of plants and shrubs and the garden with enclosed with walled and fenced boundaries, rear access gate leading to the garage.

Garage

En-bloc single garage found to the rear of the property.



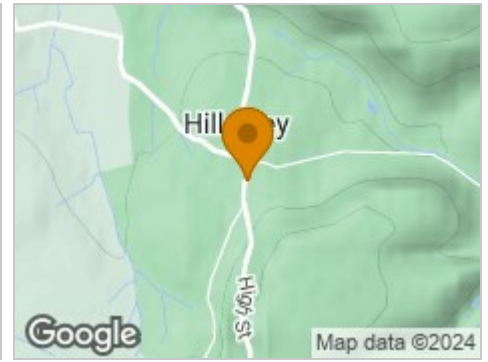
Road Map



Hybrid Map



Terrain Map



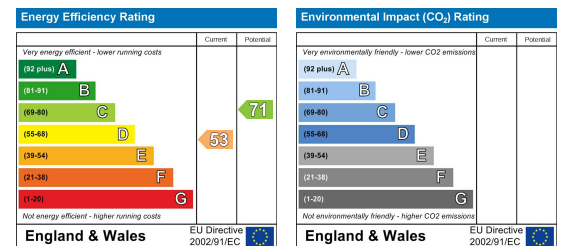
Floor Plan



Viewing

Please contact our Hunters Dursley Office on 01453 542 395 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate. **THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.